
Chapter 4

Implementation

Recommendations

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The following recommendations are intended to facilitate a smooth transition of this Plan's goals and policies into action by coordinating County Comprehensive Planning efforts with regulations which guide land use and with fiscal programs which influence public facility and service expenditures. Although they are intended primarily to implement the policies which are proposed for adoption for the Cub Run planning area, these recommendations are equally important for improving and managing development Countywide. The County encourages development of any additional or alternative implementation strategies by the public or private sector as long as they fulfill the basic purpose and intent of the plan's goals and policies.

A. Amendments to the Zoning Ordinance

[The following recommendations were written before the Board of Supervisors adopted the LI District and rezoned most of the C-1 land in Cub Run to the new zoning district. They remain in the plan because they are pertinent for areas other than Cub Run.]

1. C-1 District:

A substantial amount of C-1 zoning exists along Route 50 in the Cub Run planning area creating a conflict between what is planned and what the existing zoning would permit. Both the policies section of this plan and the County's Zoning Ordinance recognize that C-1 zoning is undesirable because it allows for uncoordinated, unattractive strip development, encourages multiple entrances along highways and in some cases, precludes optimum land development. Landowners and developers in the Cub Run planning area are strongly encouraged to assemble and subsequently submit rezoning applications to rezone C-1 properties to a zoning category consistent with this area plan. The following recommendations are proposed in order to limit the intensity of development in C-1 zones to a level consistent with existing commercial development.

a. The County should amend the existing C-1 zoning district regulations so as to allow a maximum FAR of .20 in order to ensure that any new commercial development is consistent with existing commercial development in Loudoun County.

b. The County should amend the existing C-1 zoning district regulations to remove uses 17-26 as permitted uses and allow them only as special exceptions permissible by the Board of Zoning Appeals.

c. The County should amend the existing C-1 zoning district to require a minimum front yard of 50 feet.

2. I-1, R-1, A-3 Districts:

Diabase quarrying and activities associated with diabase resources are important economic assets in the Cub Run planning area. This plan encourages the continuation of quarrying activities to the North of Route 50 in areas where diabase is present and where industrial zoning exists. Diabase quarrying is not encouraged south of Route 50 although there are deposits of diabase and the present R-1 zoning would allow mineral extraction by special exception. As the Cub Run planning area develops it will become increasingly difficult to reconcile heavy industrial land uses with less intensive land uses that are planned south of Route 50. Therefore, in order to oversee extractive industries more carefully, and to promote greater compatibility among land uses in the County's I-1, R-1 and A-3 zoning districts, the following changes are recommended:

a. Concurrent with the adoption of a new Resource Extraction zoning district (see Recommendation B) mineral extraction (quarries, mines, sand and gravel recovery etc.) and associated activities (such as asphalt or concrete mixing plants, screening plants and rock crushers) should be removed from the I-1 zoning district as a by-right permitted use.

b. Resource extraction should be removed from R-1 and A-3 zoning districts as a special exception use permissible by the BZA.

B. Development of a New Resource Extraction District

In conjunction with amendments to the Zoning Ordinance regarding resource extraction, the County should develop a new zoning district which is designated for the extraction of resources and associated activities. In the Cub Run planning area, the new zoning district will replace existing I-1 zoning in order to promote continued diabase quarrying in those areas north of Route 50 which are particularly well suited for this activity.

1. The County should adopt a comprehensive mineral extraction zoning district which will be the single zoning district in which new mineral extraction activities and related uses are permitted.

2. Upon the adoption of a new resource extraction zoning district and amendments to the I-1 district, the Board should rezone existing quarries to the new resource extraction zoning district and should identify and designate other areas of the County which appear well suited for resource extraction zoning district designation.

3. The County will adopt the policy of requiring a rezoning and special exception application for all mineral extraction proposals in areas designated for mineral extraction. The proposal will, furthermore, be accompanied by a geotechnical report detailing the following:

a. Description of the geologic formation and evidence of proven reserves.

b. The effects of extraction operations on groundwater supply sources using current industry-wide technologies and procedures.

c. The effects of blasting on nearby structures, uses or areas designated for community development or prestige employment areas.

d. The proposed program to monitor short and long-term damage to affected structures and groundwater supplies.

e. The proposed program and financing mechanisms of soil erosion abatement and eventual site reclamation design which will provide a stable and safe environmental situation in the quarry areas, although a complete restoration of the area to its former contours is not necessarily expected.

f. The phases of site development, the nature of noise and vibration abatement procedures, setback and buffer screen designs and the location of ancillary extraction or processing operations such as concrete block manufacture and/or storage, or other activities such as hot bitumen preparation.

C. Revisions to the PD-IP Zoning District

The County has received numerous applications for blanket special exceptions for office uses in light industrial, PD-IP zoning districts in Dulles North and Eastern Loudoun. Because the Cub Run planning area is expected to develop in a similar fashion, a number of blanket special exception applications can be anticipated here as well. The following revisions to the Zoning Ordinance are recommended to facilitate the review of such applications.

1. The County should amend the existing PD-IP zoning district or create a new zoning district which will allow a mix of light industrial uses and non-accessory office uses as permitted uses rather than by special exception.

2. In order to encourage greater than required development setbacks in PD-IP zoning districts, the County should amend the PD-IP zoning district to allow the transfer of unused floor area from one lot to another within a PD-IP district as long as the floor area of the entire project does not exceed .40 FAR.

D. Acquisition of Land for Park and Ride Lot

At the appropriate time the County will cooperate with VDOT and a developer or developers, to select and acquire a "park and ride" commuter lot in the Cub Run area. If a parcel of land for this use cannot be acquired through the proffer process, the County should include the purchase of a suitable parcel in its Capital Improvement Program.

E. Fire and Rescue Proffer System

New development in the Cub Run area will place increased demands on the County's volunteer fire and rescue system. In particular, contributions for additional training and special equipment for industrial firefighting could assist in meeting Cub Run's fire protection needs. In order to ensure support for the County's volunteer fire and rescue squads in this and other areas, the County should adopt a uniform fire/rescue contribution system, based on land uses and building sizes, in order to establish suitable guidelines for contributions toward fire and rescue services associated with applications for new development.

F. Route 50 Corridor Study

Route 50 is a major transportation corridor important not only to the Cub Run planning area, but all of southern Loudoun County. The visual quality and character of the Route 50 corridor, as well as its importance as one of the County primary highways, has been a major focus of the Cub Run area plan. Ideally, it will continue to be the focus of planning efforts beyond the boundaries of Cub Run in order to establish the cohesive, attractive, and functional corridor envisioned by the County. Therefore, the County should initiate a Route 50 corridor study which will develop guidelines for setbacks, landscaping, and buffers for the entire

Route 50 corridor. Additionally, the County should identify possible interchange locations and the width of right-of-way necessary for future road improvements. Until such time as more specific area plans are adopted, these policies should be incorporated into the County's *Rural Land Management Plan*. The following recommendations should function as a starting point for a Route 50 corridor study.

1. A development setback should be established along Route 50. This setback should gradually widen from a width of 50' in the east, to an ultimate width of 300' in the western, rural portion of the corridor.
2. Guidelines for landscaping within the development setback should be established.
3. Reduced landscape buffering requirements should be considered in exchange for a greater development setback width.
4. Proposed long term road improvements and interchange locations in the Cub Run planning area should be included and analyzed in the context of a Route 50 corridor study.

G. Water Supply Plan

In order to determine the water supply needs of the Cub Run planning area in conjunction with the water supply needs of Eastern Loudoun as a whole, Loudoun County shall request the Loudoun County Sanitation Authority to pursue a water needs study for Eastern Loudoun which will include long term alternatives for providing water to the Cub Run Watershed and other areas of the County.